

A. Settlement Statement

B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input checked="" type="checkbox"/> Seller Finance	0901687	0263760043	

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.);" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower Juan Valenzuela 8106 Glen Valley Dr. Houston, TX 77061	E. Name & Address of Seller Nguyen Family Trust P.O. Box 27740 Las Vegas, NV 89126	F. Name & Address of Lender Wells Fargo Bank N.A. #708 7495 New Horizon Way Frederick, MD 21703
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G. Property Location Glenbrook Valley Sec 1, Block 3, Lot 2, Harris County 8106 Glen Valley Dr. Houston, TX 77061	H. Settlement Agent Name Infinity Title Company 1035 Dairy Ashford, Suite 115 Houston, TX 77079 Tax ID: 26-2368234	
	Place of Settlement Infinity Title 1035 Dairy Ashford, Suite 115 Houston, TX 77079	I. Settlement Date 9/1/2009 Fund: 9/1/2009

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$81,900.00	401. Contract Sales Price	\$81,900.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$3,474.24	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Annual assessments		408. Annual assessments	
109. School property taxes		409. School property taxes	
110. MUD Taxes		410. MUD Taxes	
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$85,374.24	420. Gross Amount Due to Seller	\$81,900.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$500.00	501. Excess Deposit	
202. Principal amount of new loan(s)	\$65,520.00	502. Settlement Charges to Seller (line 1400)	\$7,886.69
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan	
205. Additional earnest money	\$500.00	505. Payoff of second mortgage loan	
206.		506. Payoff	\$71,819.00
207.		507. 2nd lien payoff	\$696.85
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/09 thru 09/01/09	\$1,497.46	511. County property taxes 01/01/09 thru 09/01/09	\$1,497.46
212. Annual assessments		512. Annual assessments	
213. School property taxes		513. School property taxes	
214. MUD Taxes		514. MUD Taxes	
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$68,017.46	520. Total Reduction Amount Due Seller	\$81,900.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$85,374.24	601. Gross Amount due to seller (line 420)	\$81,900.00
302. Less amounts paid by/for borrower (line 220)	\$68,017.46	602. Less reductions in amt. due seller (line 520)	\$81,900.00
303. Cash From Borrower	\$17,356.78	603. Cash Seller	\$0.00

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following:

- HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
- Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate;
- Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

L. Settlement Charges

700. Total Sales/Broker's Commission based on price			\$81,900.00	@ 6 % = \$4,914.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:						
701. \$2,457.00	to	Realty Associates				
702. \$2,457.00	to	Jose McDonald Realty				
703. Commission Paid at Settlement					\$819.00	\$4,095.00
704. The following persons, firms or	to					
705. corporation s received a portion	to	Vu Truong				
706. of the real estate commission amount	to	Maria McDonald				
707. shown above:	to					
800. Items Payable in Connection with Loan						
801. Loan Origination Fee	%	to				
802. Loan Discount	%	to	Wells Fargo Bank N.A. #708			\$486.81
803. Appraisal Fee		to				
804. Credit Report		to				
805. Lender's Inspection Fee		to				
806. Mortgage Insurance Application		to				
807. Assumption Fee		to				
808. Processing Fee		to	Jason Baca			\$500.00
809. Underwriting Fee		to	Wells Fargo Bank N.A. #708			\$665.00
810. Flood Cert. Fee		to	Wells Fargo Bank N.A. #708		\$19.00	
811. Tax Service Fee		to	Wells Fargo Bank N.A. #708		\$15.61	\$89.39
812. MTG BKR Comp 3%		to	Preferred Home Lending	POC \$1,965.60		
813. Broker Fee		to	Preferred Home Lending			\$495.00
814. Escrow Waiver Fee		to	Wells Fargo Bank N.A. #708			\$163.80
900. Items Required by Lender To Be Paid in Advance						
901. Interest from	8/25/2009	to	9/1/2009	@ \$9.65/day		\$67.55
902. Mortgage Insurance Premium for	months	to				
903. Hazard Insurance Premium for	years	to	Patriot Insurance		\$1,343.00	
1000. Reserves Deposited With Lender						
1001. Hazard insurance	months @		\$111.92	per month		
1002. Mortgage insurance	months @		\$0.00	per month	\$0.00	
1003. City property taxes	months @			per month		
1004. County property taxes	months @		\$186.67	per month		
1005. Annual assessments	months @			per month		
1006. School property taxes	months @			per month		
1007. MUD Taxes	months @			per month		
1008. HOA Dues	months @			per month		
1011. Aggregate Adjustment						
1100. Title Charges						
1101. Settlement or closing fee	to					
1102. Abstract or title search	to					
1103. Title examination	to					
1104. Title insurance binder	to					
1105. Document preparation	to	The Caver Law Group				\$75.00
1106. Notary fees	to					
1107. Attorney's fees	to	Brown, Fowler & Alsup			\$85.00	\$130.00
(includes above items numbers:)				
1108. Title insurance	to	Infinity Title			\$100.00	\$721.00
(includes above items numbers:)				
1109. Lender's coverage			\$65,520.00/\$236.20			
1110. Owner's coverage			\$81,900.00/\$721.00			
1111. Escrow fee	to	Infinity Title			\$350.00	\$350.00
1112. State of Texas Policy Guaranty Fee	to	Texas Title Insurance Guaranty Association			\$5.00	\$5.00
1113. Tax Certificates	to	Data Trace				\$75.69
1114.	to					
1115.	to					
1116. Survey Amendment OTP Res.	to	Infinity Title			\$30.60	
1117. Tax deletion (MTP & BINDER ONL	to	Infinity Title			\$20.00	
1118. Not yet due/payable (MTP & BIN	to	Infinity Title			\$5.00	
1119. Environmental Protection Lien	to	Infinity Title			\$25.00	
1120. PUD Endorsement	to	Infinity Title			\$25.00	
1121. T19 Res. Endorsement	to	Infinity Title			\$30.60	
1200. Government Recording and Transfer Charges						
1201. Recording Fees	Deed \$35.00 ; Mortgage \$120.00 ; Rel \$35.00	to	Infinity Title		\$155.00	\$35.00
1202. City/county tax/stamps	Deed ; Mortgage	to				
1203. State tax/stamps	Deed ; Mortgage	to				
1204. Tax certificates	to					
1300. Additional Settlement Charges						
1301. Survey	to	Precision Surveyors			\$378.88	
1302. Pest Inspection	to					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$3,474.24	\$7,886.69

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

Juan Valenzuela

By

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Settlement Agent

Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.